080.A	0003	0006.1	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	774,300	/	774,300
USE VALUE:	774,300	/	774,300
ASSESSED:	774,300	/	774,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		BRATTLE LN, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1:	NILES JACQUIN C &
Owner 2:	HOLDER-NILES FAYE F
Owner 3:	
Street 1:	6 BRATTLE LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BRATTLE LANE L PARTNERSHIP -
Owner 2:	-
Street 1:	209 WEST CENTRAL ST
Twn/City:	NATICK
St/Prov:	MA Cntry:
Postal:	01760

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2008, having primarily Vinyl Exterior and 2160 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	774,300			774,300
Total Card	0.000	774,300			774,300
Total Parcel	0.000	774,300			774,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.47 | /Parcel: 358.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 311513
GIS Ref:
GIS Ref:
Insp Date: 08/01/18

PREVIOUS ASSESSMENT

Parcel ID: 080.A-0003-0006.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	774,300	0	.		774,300		Year end	12/23/2021
2021	102	FV	761,300	0	.		761,300		Year End Roll	12/10/2020
2020	102	FV	748,300	0	.		748,300	748,300	Year End Roll	12/18/2019
2019	102	FV	731,200	0	.		731,200	731,200	Year End Roll	1/3/2019
2018	102	FV	667,800	0	.		667,800	667,800	Year End Roll	12/20/2017
2017	102	FV	601,900	0	.		601,900	601,900	Year End Roll	1/3/2017
2016	102	FV	601,900	0	.		601,900	601,900	Year End	1/4/2016
2015	102	FV	578,100	0	.		578,100	578,100	Year End Roll	12/11/2014

!15745!

PRINT

Date	Time
12/30/21	21:17:45

LAST REV

Date	Time
08/01/18	09:31:02
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 15745

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRATTLE LANE L	53800-379		11/6/2009		590,000	No	No		

USER DEFINED

Prior Id # 1:	49619
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2018	Measured	DGM	D Mann
3/4/2013	MLS	EMK	Ellen K
4/28/2010	NEW CONDO	BR	B Rossignol
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8125																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2008	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.3	%

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.77777779
Const Adj.:	0.99890995
Adj $ / SQ:	194.232
Other Features:	79056
Grade Factor:	1.46
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	800749
Depreciation:	26425
Depreciated Total:	774324

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	311.94
Special Features:	0	Val/Su Net:	358.47
Final Total:	774300	Val/Su SzAd	358.47

SKETCH

UnSketched SubAreas:
GLA: 2160,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,160	194.230	419,542

Net Sketched Area:	2,160		Total:	419,542	
Size Ad	2160	Gross Area	2160	FinArea	2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.A-0003-0006.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---

IMAGE

AssessPro Patriot Properties, Inc